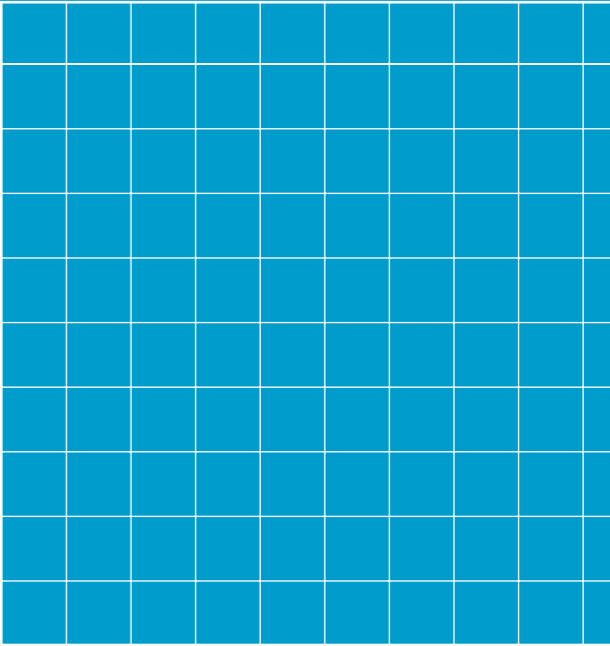




VERSION 2.0  
SEPTEMBER 2023

# AORERE NEIGHBOURHOOD DESIGN GUIDELINES



  
**Mangere  
Development**  
Aorere

 **Kāinga Ora**  
Homes and Communities



# RĀRANGI UPOKO CONTENTS



## Aorere Vision

Purpose of these guidelines

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### Facing image:

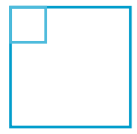
Homes on the move. Late night house relocation - starting the journey to Te Hapua in Te Tai Tokerau.

### Cover image:

A 35 year old Pohutukawa tree was relocated and replanted under the watchful eye of arborist Aaron Blackburn, transported 150 metres to its new home. Jenny Chilcott, Kāinga Ora's Ngahere Lead, is working with the Mangere Team to increase ngahere across Maangere. The relocation of this beautiful pohutakawa tree into Aorere is an example of how it is possible to save and relocate a tree to a new home and to enable more space for new homes. Connecting to trees, vegetation and green spaces are important for our health and wellbeing and the wellbeing of all.

Kingsford Primary School students, guided by local iwi Te Ākitai Waiohū and artist Dr Johnson Witehira, produced a 70-metre mural celebrating the rich history of the area near their school in Maangere. The junior creatives spent three weeks designing the giant work which was then organised by Dr Witehira to tell the story of the area. Fierce volcanoes and intricately carved waka feature prominently in the mural, emphasising the area's geothermal beginnings and its historic significance to Te Ākitai Waiohū as a transport route.





## AORERE VISION

“Establish a neighbourhood with a strong sense of place and a connected community while increasing the number of Kāinga Ora homes and the number of homes available to affordable home buyers and tenants.”



# PURPOSE OF THIS GUIDANCE - NEIGHBOURHOOD SPECIFIC MODULES

## CONTEXT, ARCHITECTURE, LANDSCAPE AND FRONTAGE

This guidance will help developers to work towards quality design outcomes at the superlot scale reflecting the wider neighbourhood context.

These specific guidance modules outline the context and character of the existing neighbourhood, and the opportunities each masterplan looks to create. Developer partners are encouraged to thoroughly understand the context of their site in relation to the overall neighbourhood and masterplan, and through this, design to maximise benefits for all.

The modules also include special frontage guidelines specific to each location. These are additional to the Tāone Ora Urban Design Guidelines and are intended to create specific design responses to specific circumstances related to key frontages. These guidelines, where applicable, override the guidelines in Tāone Ora Urban Design Guidelines.

Neighbourhood specific modules also include architecture and landscape character guidelines. These aim to set up specific architectural guidance and planting character themes within the neighbourhood. These encourage design decisions that will combine to strongly maintain and contribute to a unique overall neighbourhood character.







**Aorere** looking north across neighbourhood and older public housing before development began.



# 1.1 AORERE SITE CONTEXT

Aorere is a suburban area of Maangere. It is a quiet and humble residential area with a large concentration of state homes, and the large central but undeveloped Aorere Park.

However, looking closer, there are some 'hidden gems' to find:

Aorere Park with its endless grass areas and mature trees, the church as a landmark, and impressive mature trees in the large front gardens with few front fences. The street network is generally well connected but the masterplan seeks to improve this. All of this gives Aorere an inviting and approachable character, layered with a Pacific feel.

It is this quiet, humble, open and inviting character that is intended to be preserved, while increasing density, quality and amenity, and breaking up large number of state houses.

People who live in Aorere should feel pride and a sense of belonging, and identify with their neighbourhood.





## 1.2 MANA WHENUA

We have a partnership relationship with Mana Whenua including the naming of new streets.

For Te Ao Māori design we also encourage designers to refer to the Ngā mātāpono design principles from our Tāone Ora Urban Design Guidelines and the Auckland Design Manual's Maori Design Hub.

### Aorere | To fly high

The following names have been advocated and endorsed by mana whenua;

**Paneke | To move forward or pass by** - In reference to the Pūkaki waka portage located to the east of Aorere.

- Paneke Park
- Paneke Street - Roads 1, 2 and 3.

### Reporepo - The marshland Aorere was built on

- Reporepo Street - Road 4

In August 2022, the road names were endorsed by the Māngere-Otāhuhu Local Board

In August 2022, Paneke Street (Road 3) and Reporepo Street (Road 4) construction was completed and the roads were blessed by Te Ākitai, roads 3 and 4 were opened in August 2023.



[Tāone Ora Urban Design Guidelines](#)

[Auckland Design Manual - Maori Design Hub](#)

**Open streets** the names of Paneke and Reporepo Street were gifted by Te Ākitai Waiohū. Paneke Street will be the spine road that eventually connects to Aorere Park, with a Pocket Park running alongside it.



**Ngāa Hau o Maangere landscape** developed by Te Ahiwaru and Te Aakaitai Waiohū to guide the restoration of ngahere for Ngāa Hau o Maangere.



# 2.0

# URBAN DEVELOPMENT STRATEGY



**Aorere** looking south along Paneke Street - the new park edge street and connection. Development under way.



## 2.1 URBAN DEVELOPMENT STRATEGY

The Urban Development Strategy for Aorere is premised on improved connectivity between people - and leveraging this to increase community amenity including a new pocket park.

Winthrop Way functions as the entrance to the neighbourhood, and will be strengthened as the 'backbone' with increased density and building heights. A new street - Reporepo Street - between Henwood Road and Mayflower Close breaks up a long block and extends Mayflower Close for better connectivity.

Paneke Road - the spine road - between Courtenay Crescent and Mayflower Close unlocks a number of benefits: long blocks are broken up, active street frontage is created, and it provides the opportunity to introduce a new pocket park, the heart of the neighbourhood. Two pedestrian connections on either end not only connect the two parks with each other, but also connect the neighbourhood to the wider surrounding area.

The new pocket park complements the larger Aorere Park providing a concentrated place to meet 'on the doorstep': informal play, seating, trees and planting will create a place to 'bump into each other', a place to stop while walking through the neighbourhood, a place to meet, a place to play, a place to rest.



**Pocket Park** A proposal for the design of the new central Pocket Park.



- Legend.**
- Winthrop Way - Improved Central Street
  - Proposed New Spine Road:
    - 17m road reserve
    - 6m / 6.7m carriageway
    - (Indented) parallel car parking; 90° carparking adjacent to park
  - Proposed New Spine Road - Possible Extension:
    - Dependent on private land acquisition
  - New Road Connection
  - Existing Pedestrian Link
  - Widened Pedestrian Link
  - Dense building frontage
  - Potentially increased height
  - Community Park
  - Potential Future greenway (improved paths)
  - Potential Future greenway (New paths)



# 3.0

## NEIGHBOURHOOD DESIGN CONTROLS










**Aorere** New housing at Mayflower Close - development progressing.



### 3.1 SPECIAL FRONTAGE PLAN



#### LEGEND

-  Park Frontage
-  Winthrop Way Frontage - South
-  Winthrop Way Frontage - North
-  Spine Road Frontage
-  Spine Road Frontage - Pedestrian Connection
-  Spine Road Frontage - Road 2 only
-  Marker Building



## 3.2 SPECIAL FRONTAGE MATRIX

Frontage Typology	Park Frontage	Winthrop Way Frontage South	Winthrop Way Frontage - North	Spine Road Frontage	Marker Buildings	
<b>Character Description</b>	The Park frontage area for Aorere is defined by housing directly adjacent to a public open space. Housing in this location is required to provide passive surveillance to the open space, ensuring safety for all park users. Homes should have their primary entrance located along this edge and should exhibit a higher level of architectural quality than a typical local street.	The masterplan intention is to revitalise Winthrop Way as a central walking and informal cycling route with increased landscape amenity and opportunities for social interaction in the street. Buildings need to front the street. Homes fronting Winthrop Way should help facilitate this friendly and safe environment through increased architectural quality and strong engagement with the street.		The masterplan intention is to create a new Spine Road connection as a walking/cycling/vehicle connection with increased landscape amenity and opportunities for social interaction in the street. New homes on a new street is an opportunity to create a friendly and safe environment through increased architectural quality and strong engagement with the street which the buildings need to front.	★ A marker building is a complete building design that sets itself apart from its surroundings. It can be achieved through a stronger articulation of existing context or the development of a new form. In all cases, the architectural form should be clear and coherent, the building may increase in scale and the public and private interface is critical. Buildings need to front the street.	
<b>Building Height</b>	Min. 2 floors. 3 floors are encouraged with a recommended 500mm raised FFL.	Min. 2 floors. 3 floors are encouraged.		Min. 2 floors. 3 floors are encouraged.	Min. 2 floors. 3 floors are encouraged.	
<b>Typology</b>	Walk-up/Apartments (preferred) Terraces are accepted. Primary outdoor space at ground level fronting the park is not accepted. Standalone/Duplex not accepted.	Terrace or walk-up/apartment preferred.		Terrace or walk-up/apartment preferred.	Terrace or walk-up/apartment preferred.	
<b>Boundary setback</b>	1.5-2m	3-6m		3-6m	3-6m	
<b>Fencing</b>	<b>Front fencing</b>	Max. 1.5m (top 0.3m to be 50% visually permeable). No more than 50% of lot frontage to be fenced.	Max. 0.9m (solid or visually permeable). No more than 50% of lot frontage to be fenced.	Max. 0.9m (solid or visually permeable).	Max. 0.9m (solid or visually permeable).	
	<b>Public realm Facing rear/side fencing</b>	NA. - No side or rear conditions along park frontage accepted. Max. 1.2m. Min. 50% visually permeable.	Max. 1.2m. Min. 50% visually permeable.	Max. 1.2m. Min. 50% visually permeable.	Max. 1.2m. Min. 50% visually permeable.	
<b>Vehicular access on street frontage</b>	NA - Vehicular access along park frontage not acceptable.	Number of vehicle crossings to be minimised wherever possible.		Frontage - Various Number of vehicle crossings to be minimised wherever possible.	Frontage - Road 2 No vehicle crossings	Number of vehicle crossings to be minimised wherever possible.



# 4.0

## LANDSCAPE DESIGN GUIDELINES



This section looks at both the wider landscape context and superlot level planting.

See the Nga Hau o Maangere Ngahere Planting Guide for planting guides beyond kainga/superlot



[Toitu Te Whenua Te Kāinga: Kāinga Ora Landscape Design Guide for Public Housing](#)

[Nga Hau o Maangere Ngahere Planting Guide](#)



## 4.1 NGAHERE

Maangere has one of the lowest tree canopy and vegetation covers in Auckland. The Mangere Development is a pilot for the Kāinga Ora Ngahere Project to restore and enrich ngahere both within our developments and across the wider neighbourhood. The project is underpinned by mana whenua guidance, te tikanga rere ku uta, rere ki tai – taking a whole of landscape approach from the mountain to the sea. It invites us to uplift Nga Hau o Maangere, the whenua and its people.

### Ngaa – Here

many connections

Ngahere is the mutually beneficial and interwoven relationships across te taiao (the natural environment) that sustain whakapapa, mauri and the diversity of life.

We aim to:

- Retain existing healthy large trees (native, exotic and fruit trees)
- Increase tree canopy coverage from 8 percent
- Increase biodiversity outcomes through reconstructing native habitat and establishing connectivity between habitat patches and diversity of plant species – planting food for birds, lizards and insects
- Contribute to the health and wellbeing of residents and the community through bringing nature into our neighbourhoods and developments
- Increase access to fresh food through the planting of fruit trees and spaces for mara kai (food gardens)



Additional images in this section are taken from the Nga Hau o Maangere Ngahere Planting Guide





## 4.2 LANDSCAPE AND PLANTING GUIDES

The key guidance documents and policies to inform the delivery of these outcomes for Maangere and in particular the streetscape, parks and reserves and on-property planting for Aorere are as follows.

### THE MANAGEMENT OF TREES & VEGETATION POLICY

This policy sets our key principles with the aim of retain existing trees that are on site.

### TOITU TE WHENUA TE KĀINGA: KĀINGA ORA LANDSCAPE DESIGN GUIDE FOR PUBLIC HOUSING

This guide provides support and direction in delivering high-quality, functional and fit-for-purpose living environments for our communities. It communicates our expectation around how our sites should be designed across all delivery programmes.



[Toitu Te Whenua Te Kāinga: Kāinga Ora Landscape Design Guide for Public Housing](#)

[Ngaa Hau o Maangere Ngahere Planting Guide](#)

### NGA HAU O MAANGERE NGAHERE PLANTING GUIDE

(developed as part of the Kāinga Ora Ngahere Project with Te Ahiwaru, Te Aakita Waiohua, Uru Whakaaro and ME Family Services)

The guide sets down the values and guiding principles, as expressed by mana whenua.

**Section 1** of the Guide sets out the cultural values and principles provided by Te Ahiwaru and Te Aakitai and covers the potential ecosystem types to draw knowledge from.

**Section 2:** Sets out the Guiding concepts, process, community, current landscape and ecological connections

**Section 3:** Sets out the plant selection for different typologies – take particular note of the recommended plant selection for Parks & Reserves, Streetscapes, and Kaainga (homes) and the Fruit Tree menu.





## 4.3 KAINGA PLANTING PALETTE

The following recommended planting lists apply for the design of superlots and homes (kainga). Kainga is the first and daily connection to ngahere and the opportunity to integrate connections for families and individuals to a healthy environment.

Look for opportunities to have a diverse selection of species from large tree to mid-story to groundcover layers with climbers. Consider provision for cultural, scented, fragrant, edible and sensory plants. Take stock of the existing, and build and enrich from those foundations. Start with the removal of environmental pest plants, feeding and improving the existing vegetation to be retained, and then select any additional plants required.

### TREES

- Horoeka *Pseudopanax crassifolius* (6m, C)
- Houhere *Hoheria populnea* (8m, R)
- Houpara *Pseudopanax lessonii* (4m, R)
- Kaikomako *Pennantia corymbosa* (5m, C)
- Karaka *Corynocarpus laevigatus* (8m, R)
- Kohekohe *Dysoxylum spectabile* (12m, R)
- Koowhai *Sophora microphylla* (8m, R)
- Maire *Nestegis apetala* (6m, R)
- Maire kootae *Nestegis montana* (4m, R)
- Maanatu *Plagianthus regius* (6m, C)
- Maanuka *Leptospermum scoparium* (4m, R)
- Niikau *Rhopalostylis sapida* (5m, C)
- Putaputaweetaa *Carpodetus serratus* (6m, R)
- Puuriri *Vitex lucens* (10m+, B)
- Rewarewa *Knightia excelsa* (12m, C)
- Taraire *Beilschmiedia tarairi* (10m+, R)

- Tarata *Pittosporum eugenioides* (6m, R)
- Tawa *Beilschmiedia tawa* (10m+, R)
- Tawaapou *Planchonella costata* (6m+, R)
- Tii koouka *Cordyline australis* (8m, C)
- Tiitoki *Alectryon excelsa* (8m, R)
- Toro *Myrsine salicina* (6m, C)
- Wharangi *Melicope ternata* (4m, R)

### SHRUBS & CLIMBERS

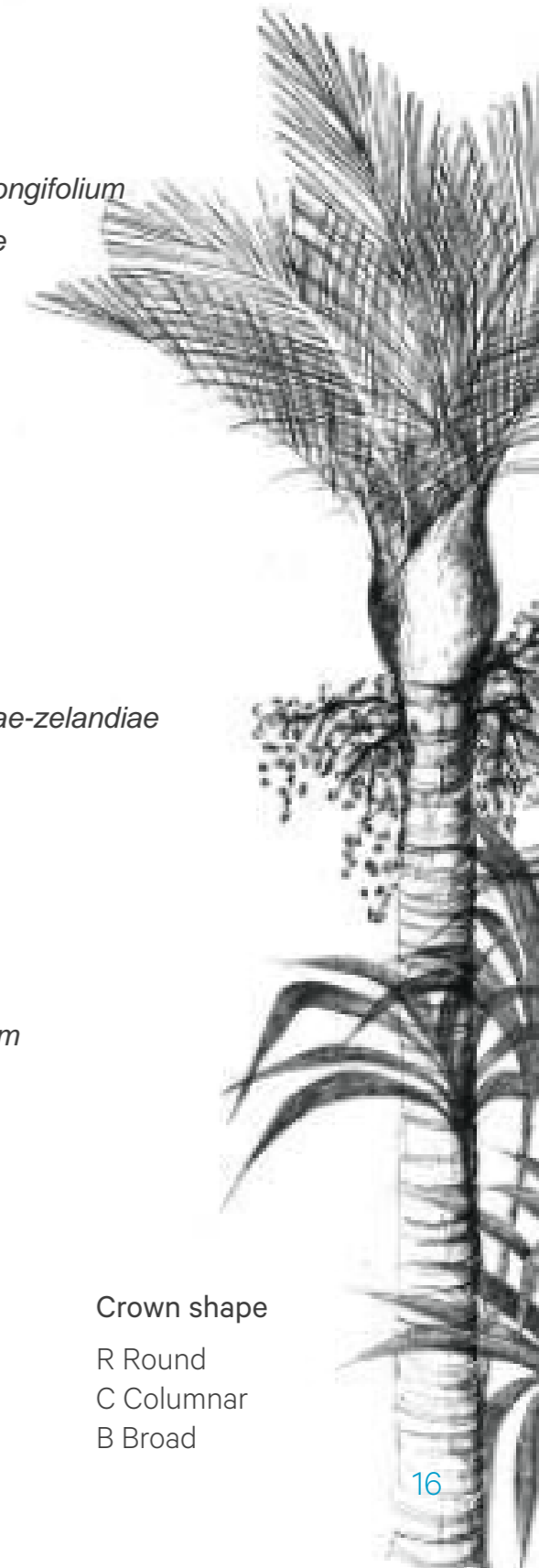
- Akakura *Metrosideros carminea*
- Akapuka *Griselinia lucida*
- Akatawhiwhi *Metrosideros fulgens*
- Akatea *Metrosideros perforata*
- Kaihua *Parsonsia heterophylla*
- Kawakawa *Piper excelsum*
- Karamuu *Coprosma lucida*
- Koromiko *Veronica macrocarpa var. macrocarpa*
- Korokio *Corokia cotoneaster*
- Mingimingi *Coprosma propinqua*
- Poohuehue *Muehlenbeckia complexa*
- Puawananga *Clematis paniculata*
- Tainoka *Carmichaelia australis*
- Tauhinu *Ozothamnus leptophyllus*
- Taupata *Coprosma repens*
- Taawhiri karo *Pittosporum cornifolium*
- Wharariki *Phormium cookianum subsp. hookeri*

- Coprosma crassifolia*
- Coprosma rhamnoides*

### GROUNDCOVERS

- Huruhuru whenua *Asplenium oblongifolium*
- Kiokio *Blechnum novae-zelandiae*
- Koowharawhara *Astelia banksii*
- Miikoikoi *Libertia grandiflora*
- Miikoikoi *Libertia ixioides*
- Miikoikoi *Libertia peregrinans*
- Mouku *Asplenium bulbiferum*
- Oioi *Apodasmia similis*
- Paanakenake *Lobelia angulata*
- Pinaatoro *Pimelea prostrata*
- Piripiri *Acaena anserinifolia / novae-zelandiae*
- Piupiu *Lomaria discolor*
- Pukupuku *Doodia australis*
- Puurei *Carex dissita*
- Puukio *Carex virgata*
- Remuremu *Selliera radicans*
- Rengarenga *Arthropodium cirratum*
- Tataaraheke *Coprosma acerosa*
- Totara *Fuchsia procumbens*
- Tuuhara *Machaerina sinclairii*
- Tuurutu *Dianella nigra*
- Waiuu atua *Euphorbia glauca*
- Wiiwii *Ficinia nodosa*
- Carex testacea*

- Crown shape
- R Round
- C Columnar
- B Broad





# KĀINGA PLANTING - HEDGES, VEGETATION SCREENS AND EXOTIC FRUIT TREES

## TREES

- Akapuka *Griselinia lucida*
- Akeake *Dodonaea viscosa*
- Houhere *Hoheria populnea*
- Houpara *Pseudopanax lessonii*
- Karaka *Corynocarpus laevigatus*
- Koohuuhuu *Pittosporum tenuifolium*
- Maanuka *Leptospermum scoparium*
- Maapou *Myrsine australis*
- Maire *Nestegis apetala*
- Ngaio *Myoporum laetum*
- Niikau *Rhopalostylis sapida*
- Tarata *Pittosporum eugenioides*
- Taupata *Coprosma repens*
- Tii koouka *Cordyline australis*
- Tiitoki *Alectryon excelsa*

## SHRUBS & CLIMBERS

- Harakeke *Phormium tenax*
- Karamuu *Coprosma lucida*
- Karo *Pittosporum crassifolium*
- Kawakawa *Macropiper excelsum*
- Koohuuhuu *Pittosporum tenuifolium*
- Korokio *Corokia cotoneaster*

- Koromiko *Hebe stricta var. stricta*
- Puawananga *Clematis paniculata*
- Taupata *Coprosma repens*  
*Coprosma crassifolia*

## EXOTIC FRUIT TREES

- Apple *Malus domestica*
- Avocado *Persea americana*
- Banana *Musa acuminata*
- Casimiroa *Casimiroa edulis*
- Cherimoya *Annona cherimola*
- Feijoa *Acca sellowiana*
- Fig *Ficus carica*
- Grapefruit *Citrus paradisi*
- Inga bean *Inga edulis*
- Lemon *Citrus limon*
- Lemon myrtle *Backhousia citriodora*
- Lime *Citrus aurantifolia*
- Macadamia *Macadamia integrifolia / tetraphylla*
- Mandarin *Citrus reticulata*
- Moringa *Moringa oleifera*
- Mountain pawpaw *Vasconcellea pubescens*
- Olive *Olea europaea*
- Orange *Citrus sinensis*
- Nashi pear *Pyrus pyrifolia*
- Plum *Prunus domestica*

- Peach *Prunus persica*
- Pear *Pyrus communis*
- Pomegranate *Punica granatum*
- Strawberry guava *Psidium cattleianum*
- Tamarillo *Solanum betaceum*



Pear



Apple



Avocado



Lisbon Lemon



Tahitian Lime



Mandarin



Banana



Babaco



Orange



Peach



# 5.0

## ARCHITECTURE DESIGN GUIDELINES



Architecture in Aorere should be simple, of a high quality with low maintenance requirements.

The following guidance applies in addition to overarching guidance in the Tāone Ora Urban Design Guidelines



Tāone Ora Urban Design Guidelines



## 5.1 VISUAL APPEARANCE AND ARTICULATION

The architecture of Aorere needs to create a coherency to the neighbourhood, not through architectural style but through consistently applying a series of principles and values that reflect the architectural intent.

- The architecture needs to spark pride and identity with their residents. Buildings should be personalised in a smart and aesthetic way, without being over-embellished.
- It needs to be contemporary and simple, without being 'plain'.
- It needs to create an inviting, open and friendly feel, particularly to the street.
- It needs to recognise a variety of family types and whānau lifestyles, accommodating flexibility in use and suitability for a variety of social situations, throughout the house and beyond.
- It is encouraged to enable front garden activity, recognising the front garden as a social space and resource.



Typical existing home in Aorere: Since there are a lot of homes to be retained in the neighbourhood, the proposed architecture needs to respect the existing buildings.



